January 20, 2015  
Ordinance Book 59, Page 232

Petition No.: 2014-074  
Petitioner: Terwilliger Pappas Multifamily Partners, LLC

ORDINANCE NO. 5555-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-1(CD) (Neighborhood Business, Conditional) to NS (Neighborhood Services).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of January, 2015, the reference having been made in Minute Book 137, and recorded in full in Ordinance Book 59, Page(s) 232-233.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of January, 2015.

Emily A. Kunze, Deputy City Clerk
Petitioner: Terwilliger Pappas Multifamily Partners, LLC

Zoning Classification (Existing): B-1(CD)
(Neighborhood Business, Conditional)

Zoning Classification (Requested): NS
(Neighborhood Services)

Acreage & Location: Approximately 10 acres located on the northeast corner at the intersection of North Community House Road and Bryant Farms Road.
January 20, 2015  
Ordinance Book 59, Page 234

Petition No.: 2014-096  
Petitioner: Lenox Development Group, LLC

ORDINANCE NO. 5556-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-3 (Single-Family Residential) to NS (Neighborhood Services).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of January, 2015, the reference having been made in Minute Book 137, and recorded in full in Ordinance Book 59, Page(s) 234-235.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of January, 2015.

[Signature]
Emily A. Kunze, Deputy City Clerk
Petition #: 2014-096
Petitioner: Lenox Development Group, LLC

Zoning Classification (Existing): R-3
(Single Family, Residential)

Zoning Classification (Requested): NS
(Neighborhood Services)

Acreage & Location: Approximately 6.09 acres located on the north side of Ardrey Kell Road and between Blakeney Heath Road and Community House Road across from Carson Whitley Avenue.
January 20, 2015
Ordinance Book 59, Page 236

Petition No.: 2014-108
Petitioner: U-Haul Company of Charlotte

ORDINANCE NO. 5557-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-2 (General Business) to B-D(CD) (Distributive Business, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of January, 2015, the reference having been made in Minute Book 137, and recorded in full in Ordinance Book 59, Page(s) 236-237.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of January, 2015.

[Signature]
Emily A. Kunze, Deputy City Clerk
Petition #: 2014-108
Petitioner: U-Haul Company of Charlotte

Zoning Classification (Existing): B-2
(General Business)

Zoning Classification (Requested): B-D(CD)
(Distributive Business, Conditional)

Acreage & Location: Approximately 1.4 acres generally located at the southwest corner of the intersection between Albemarle Road and Farm Pond Lane.
January 20, 2015
Ordinance Book 59, Page 238

Petition No.: 2014-112
Petitioner: Mohammad R. Bolouri

ORDINANCE NO. 5558-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from INST(CD) (Institutional, Conditional) to INST(CD) SPA (Institutional, Conditional, Site Plan Amendment).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of January, 2015, the reference having been made in Minute Book 137, and recorded in full in Ordinance Book 59, Page(s) 238-239.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of January, 2015.

[Signature]
Emily A. Kunze, Deputy City Clerk
Petition #: 2014-112
Petitioner: Mohammad R. Bolouri
Zoning Classification (Existing): INST(CD) (Institutional, Conditional)
Zoning Classification (Requested): INST(CD) SPA (Institutional, Conditional, Site Plan Amendment)
Acreage & Location: Approximately 1.23 acres located on the east side of Sardis Road across from Wilby Drive.
January 20, 2015
Ordinance Book 59, Page 240

Petition #: 2014-114
Petitioner: Stor-All Storage

Revised 11-25-14

AN ORDINANCE AMENDING APPENDIX A OF THE CITY CODE - ZONING ORDINANCE

ORDINANCE NO. 5559

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

Add a new note to the "Notes To Chart" end of Section 9.1105.(1) as follows:

(3) The maximum FAR for "Warehousing, within an enclosed building" may be increased to 2.0 if the building is multi-story.

Add a note "3" reference to Section 9.1105(1)(a) as follows:

(a) Maximum Floor Area Ratio 1.3

Section 2. That this ordinance shall become effective upon its adoption.

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of January, 2015, the reference having been made in Minute Book 137, and recorded in full in Ordinance Book 59, Page(s) 240.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of January, 2015.

Emily A. Kunze, Deputy City Clerk
January 20, 2015
Ordinance Book 59, Page 242

Petition No.: 2014-116
Petitioner: Spectrum Properties Residential, Inc.

ORDINANCE NO. 5560-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-17MF (Multi-Family Residential) to UR-2(CD) (Urban Residential, Conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of January, 2015, the reference having been made in Minute Book 137, and recorded in full in Ordinance Book 59, Page(s) 242-243.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of January, 2015.

Emily A. Kunze, Deputy City Clerk
Petition #: 2014-116
Petitioner: Spectrum Properties Residential, Inc.

Zoning Classification (Existing): R-17MF
(Multi-Family, Residential)

Zoning Classification (Requested): UR-2(CD)
(Urban Residential, Conditional)

Acreage & Location: Approximately 9.07 acres located on the north and south sides of Abbey Place near the intersection of Park Road and Abbey Place.

Map Produced by the Charlotte-Mecklenburg Planning Department, 9-28-2014

Requested UR-2(CD) from R-17MF

Existing Building Footprints
Existing Zoning Boundaries
Charlotte City Limits
FEMA flood plain
Watershed
Lakes and Ponds
Creeks and Streams
Pedestrian Overlay
Historic District

Zoning Map #s: 125, 135
January 20, 2015
Ordinance Book 59, Page 244

Petition No.: 2014-118
Petitioner: Cotswold Partners, LLC

ORDINANCE NO. 5561-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from B-1 (Neighborhood Business) to MUDD-O (Mixed-Use Development, Optional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of January, 2015, the reference having been made in Minute Book 137, and recorded in full in Ordinance Book 59, Page(s) 244-245.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of January, 2015.

[Signature]
Emily A. Kunze, Deputy City Clerk
Petition #: 2014-118
Petitioner: Cotswold Partners, LLC
Zoning Classification (Existing): B-1
   (Neighborhood Businesss)
Zoning Classification (Requested): MUDD-O
   (Mixed Use Development District, Optional)
Acreage & Location: Approximately 2.21 acres located on the east side of Randolph Road between Greenwich Road and North Sharon Amity Road.
January 20, 2015
Ordinance Book 59, Page 246

Petition No.: 2015-010
Petitioner: The Salvation Army

ORDINANCE NO. 5562-Z

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from O-6(CD) (Office, Conditional) to MUDD-O (Mixed-Use Development, Optional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of January, 2015, the reference having been made in Minute Book 137, and recorded in full in Ordinance Book 59, Page(s) 246-247.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of January, 2015.

Emily A. Kunze, Deputy City Clerk
Petitioner: The Salvation Army, A Georgia Corp.

Zoning Classification (Existing): O-6(CD) (Office, Conditional)

Zoning Classification (Requested): MUDD-O (Mixed Use Development District, Optional)

Acreage & Location: Approximately 2.61 acres located on the south side of Oliver Street between Spratt Street and Statesville Avenue.